



FOR STARTERS



OFFERS IN EXCESS
£650,000

MAIN COURSE

Have you always fancied buying a property to renovate? Perhaps you like the idea of buying a property to top up the pension pot? Or maybe you know at some point in the future you'd like to downsize and want to be within walking distance of the town? If this sounds like you then check out this charming semi-detached home in the fashionable 'Old Town' district of Stratford.

It goes without saying that when it comes to property, one of, if not the most important element to consider is the location. Probably only second behind this is 'potential'. This property ticks both of those boxes in a big way. Let's start with the location, the property is located in one of the most desirable parts of Stratford - 'Old Town'. It's easy to see why this part of town is such a hotbed, the town centre is just a short stroll away, the theatre is also nearby yet it's so quiet, the no through road network helps keep road traffic to a residents only. This pretty district is bristling with character properties all offering their own charm, the one drawback for most people is the lack of off road parking. In fact, it's so rare to find parking in this part town you probably would be able to count on two hands the number of properties that offer it. So, imagine how rare it is to find a property that has parking for 3 cars!!! Then imagine you also have a garage - put it this way, you're more likely to find Hen Teeth!

Let's look at the other key element potential. This house oozes it, a quick glance either side gives you a taste of what can be done. Along the road people have extended over the garage, gone into the attic, and extended out the back. So, although any changes will undoubtedly require planning permission is fair to assume that this shouldn't pose an issue as a precedent has already been set. Having been under the same ownership for the last few decades the property has been lovingly maintained and extended but is now in need of some renewed energy and inspiration to restore to its former glory. In many ways the hard work has already been done, there's a full-width rear extension meaning a bigger living room and kitchen.

The property is entered via a canopy porch into a reception hall. This acts as the central hub to access all the downstairs rooms and stairs to the first floor. First on the left is a nice sized sitting room, typical of this era, this is a light, bright room thanks to the walk-in bay window which floods the room with natural light. A centre placed feature fireplace is the main focal point of the room. Behind this room is an extended sitting room, located at the rear, therefore, offering views overlooking the rear garden. Alongside this is the kitchen, located at the rear of the property in the extended part of the property and therefore affords lovely views over the beautiful garden. The kitchen is a functioning space but would benefit from a refit. In addition to the ground floor is a useful utility with a door giving access to the rear, lastly, there is a useful downstairs cloakroom.

To the first floor are three good sized bedrooms and a three-piece bathroom. Like the kitchen,



this would also benefit from being refitted. The two principal bedrooms are good double rooms, both benefit from built-in wardrobes/cupboards.

Undoubtedly a key feature of the property is the beautiful rear garden which offers lovely views over Holy Trinity Church. The garden is a surprising size given its central location, it's mainly laid to lawn with a selection of mature hedges and shrubs.

To the front is a hard standing space which, if re-laid would offer space for two possibly three cars. There is also a single garage that provides excellent storage.

The property is offered for sale with no chain. Come and take a look and judge for yourself.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



South East



All main
services are
connected.



Heating system
Mains Gas



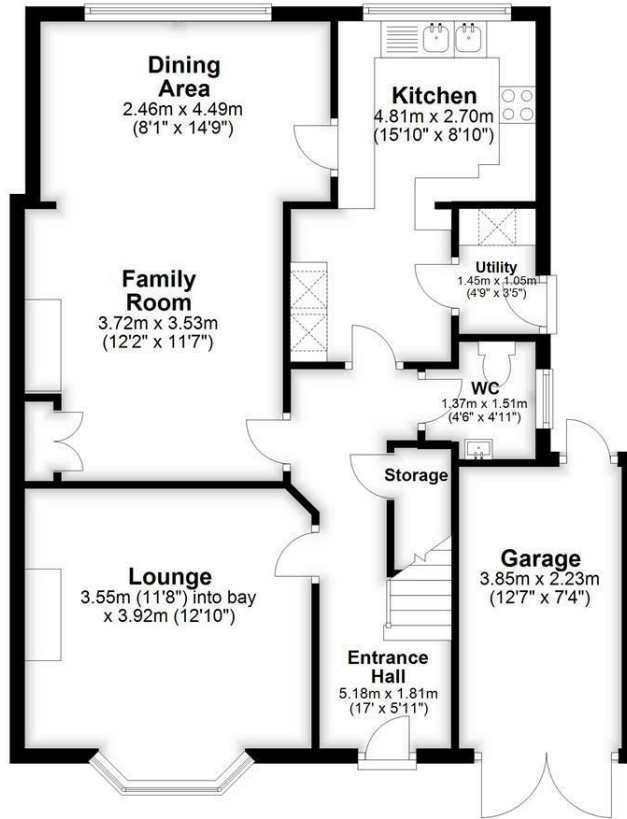
Stratford
Primary

WHY NOT TAKE
A LOOK INSIDE?
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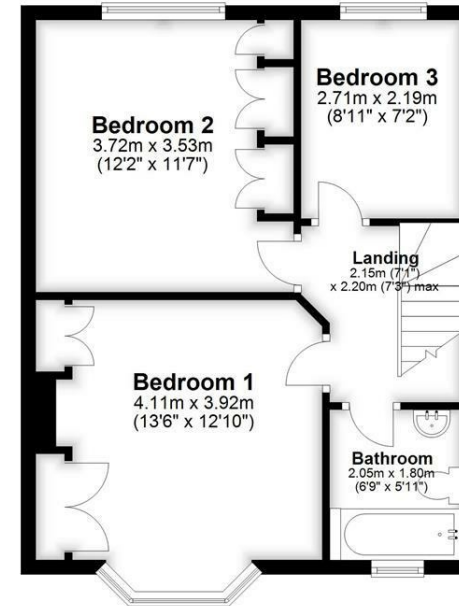
Ground Floor

Approx. 74.6 sq. metres (802.7 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 117.8 sq. metres (1267.5 sq. feet)

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